



058673

December 8, 2005

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYORGARY REESE
MAYOR PRO TEMLARRY BROWN
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STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSSDOUGLAS A. SELBY
CITY MANAGERMr. Scott Mahalick
121 Gass Avenue
Las Vegas, Nevada 89101RE: SDR-9310 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 7, 2005
RELATED TO SUP-9311

Dear Mr. Mahalick:

The City Council at a regular meeting held December 7, 2005 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 640 SQUARE FOOT OFFICE CONVERSION AND A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE STANDARDS AND BUILD TO LINE REQUIREMENT on 0.03 acres at 121 Gass Avenue (APN 139-34-410-026), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 8, 2005. This approval is subject to:

Planning and Development

1. The applicant shall not alter the existing window dimensions, openings and parapet in any way. Also, a decorative wrought iron railing shall be used as the hand railing for the required ADA ramp.
2. The existing building shall comply with the Uniform Building Code with respect to ADA compliance.
3. A Special Use Permit (SUP-9311) to allow a Bailbond Service use shall be approved by the City Council.
4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
5. All development shall be in conformance with the site plan and building elevations, date stamped 09/13/05, except as amended by conditions herein.
6. A Waiver of the Downtown Centennial Plan Streetscape Standards to allow a five foot sidewalk and Build to Line Requirement to be six feet four inches from the property line is hereby approved.

CITY OF LAS VEGAS
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7. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
8. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
10. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum of 22% reflectivity.
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Landscape and maintain all unimproved rights-of-way on Gass Avenue adjacent to this site.
16. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Gass Avenue public right-of-way adjacent to this site prior to occupancy of this site.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

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